



NEWS RELEASE

**STATE BOARD
OF EQUALIZATION**

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FOR IMMEDIATE RELEASE

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**ASSESSMENT PRACTICES SURVEY REPORT RELEASED
FOR SAN BENITO COUNTY**

Carole Migden, Chairwoman, State Board of Equalization (BOE), today released an assessment practices survey report on San Benito County.

Once every five years, the BOE conducts a review of each county's property tax assessment functions to determine whether properties are being assessed properly and to identify areas where improvements should be made. Issued as an "**Assessment Practices Survey**," the report provides an overview of how well the duties of the assessor are performed and includes recommendations to correct assessment deficiencies and improve compliance with state law.

The BOE found that most properties in San Benito County are being assessed properly, and the overall quality of the assessment roll meets the minimum standards required by the state to qualify for augmentation funds. However, the report provides 19 recommendations to improve the effectiveness of the assessor's operations. Included among those recommendations are the following:

- Include the required assessment appeal information on the notice of proposed reassessment.
- Use the appropriate income stream when valuing orchards and vineyards.
- Conduct a study to determine whether site influence affects the selling prices of manufactured homes.

The review focused on the quality of the 2001-2002 San Benito County assessment roll, which contained 22,117 assessments having a total enrolled value of \$4.275 billion.

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*Note: A copy of the San Benito County Assessment Practices Survey Report
is available upon request.*

